

Review of Petition to Annex 0.592 +/- acres from Madison Township to the city of Columbus by Jackson B. Reynolds, III, Esq. Case #ANX-EXP2-04-12 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Jackson B. Reynolds, III, Esq. filed on behalf of Columbus Municipal Airport Authority on February 21, 2012 and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited Type 2 petition, and having considered all the facts with reference thereto, being fully advised, and

WHEREAS, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has agreed to provide to the territory proposed for annexation the services specified in the relevant service ordinance #0456-2012, passed on March 5, 2012 by the city of Columbus.

Review of Petition to Annex 0.592 +/- acres from Madison Township to the city of Columbus by Jackson B. Reynolds, III, Esq. Case #ANX-EXP2-04-12 (ECONOMIC DEVELOPMENT & PLANNING)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be *approved*, and the territory sought to be annexed by the petition filed herein *shall* be annexed to the city of Columbus, Ohio, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, city of Columbus, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0249-12

March 27, 2012

REVIEW OF PETITION TO ANNEX 0.592 +/- ACRES FROM MADISON TOWNSHIP TO THE CITY OF COLUMBUS BY JACKSON B. REYNOLDS, III, ESQ. CASE #ANX-EXP2-04-12

(Economic Development and Planning)

Upon the motion of Commissioner John O'Grady, seconded by Commissioner Marilyn Brown:

Voting:

Paula Brooks, President	Aye
Marilyn Brown	Aye
John O'Grady	Aye

Board of County Commissioners
Franklin County, Ohio

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Debra A Willaman, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
0.592 +/- ACRES FROM
MADISON TOWNSHIP
TO THE CITY OF COLUMBUS
BY JACKSON B. REYNOLDS, III, ESQ.

Description:

Attached is a resolution to consider the annexation of 0.592-acres, more or less, from Madison Township to the city of Columbus. The petition case number is ANX-EXP2-04-12.

Applicant:

Columbus Municipal Airport Authority

Agent:

Jackson B. Reynolds, III, Esq.

Site:

Rickenbacker Parking West (Parcel #180-005130 & 180-004984)

Additional Information:

The site is contiguous to the city of Columbus on two sides.

Analysis:

The applicant has met all statutory requirements outlined in Section 709.21 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a service ordinance from the city of Columbus stating the services that will be provided once the annexation has been approved. The city of Columbus has agreed to provide the territory proposed for annexation the services specified in the relevant service ordinance #0456-2012 passed March 3, 2012.

Recommendation:

Pending any questions, staff would request your approval of this annexation.



RECEIVED

Application for

FEB 21 2012

Annexation Petition

2

Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Franklin County Planning Department
 Franklin County, OH

Economic Development & Planning Department
 James Schimmer, Director

Property Information	
Site Address	Rickenbacker Parking West
Parcel ID(s)	Total Acreage
180-005130/004984	0.592
From Township	To Municipality
Madison	Columbus

Staff Use Only	
Case #	ANX EXP2 04-12
Hearing date:	3/27/12
Date filed:	2-21-12
Fee paid	250.00
Receipt #	240806
Notifications deadline: 5 days	2/26/12
Svc statement deadline: 20 days	3/12/12

Property Owner Information	
Name	Columbus Municipal Airport Authority
Address	4600 International Gateway Columbus, OH 43219
Phone #	Fax #
239-5033	238-7834
Email	

Document Submission	
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper.	
<input checked="" type="checkbox"/>	Legal description of property
<input checked="" type="checkbox"/>	Map/plat of property
<input checked="" type="checkbox"/>	List of adjacent properties

Attorney/Agent Information	
Name	Jackson B. Reynolds, III c/o Smith & Hale LLC
Address	37 W. Broad Street, Suite 725 Columbus, OH 43215
Phone #	Fax #
221-4255	221-4409
Email	jreynolds@smithandhale.com

Waiver of Right to Appeal			
<p>WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.</p>			
Property Owner _____	Date _____	Property Owner _____	Date _____
Property Owner _____	Date _____	Property Owner _____	Date _____



Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

MEMO JOURNALIZATION

TO: Debbie Willaman, County Clerk
Franklin County Commissioners Office

FROM: R. Lee Brown, Planning Administrator
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **February 28, 2012** General Session Agenda
for a hearing on **March 27, 2012**.

Case #ANX-EXP2-04-12- An Expedited Type 2 annexation ANX-EXP2-04-12 was filed in our office on February 21, 2012. The petition is requesting to annex 0.592+/- acres from Madison Township to the city of Columbus. The applicant is Jackson B. Reynolds, III, Esq. **Site: Rickenbacker Parking West (180-005130 & 180-004984)**

RECEIVED

FEB 14 2012

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By FR Date 2/14/12

RECEIVED

FEB 21 2012

Franklin County Planning Department
Franklin County, OH
ANX EXP 2 04-12
01/24/2012

**LEGAL DESCRIPTION FOR ANNEXATION OF
0.592 ACRES IN MADISON TOWNSHIP**

**To: THE CITY OF COLUMBUS
From: MADISON TOWNSHIP**

Situated in the State of Ohio, County of Franklin, Madison Township, Section 6, Township 10, Range 21, Congress Lands, being 0.592 acres which is part of two tracts of land conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200301020000768 and Instrument Number 200705300093032 in the Franklin County Recorder's Office (Auditor's Parcel Number 180-004984 and Auditor's Parcel Number 180-005130).

Commencing for reference at FCGS Monument No. 1964, said monument being on the centerline of right-of-way for Rickenbacker Parkway West;

Thence, South 86 degrees 09 minutes 45 seconds East, with the centerline of right-of-way for Rickenbacker Parkway West, for a distance of 1261.01 feet to a point;

Thence, with said centerline, for an arc distance of 414.67 feet, with the arc of a curve deflecting to the left, having a central angle of 33 degrees 10 minutes 24 seconds, a radius of 716.20 feet, and a chord that bears North 77 degrees 15 minutes 03 seconds East, for a distance of 408.90 feet to a point;

Thence, North 29 degrees 20 minutes 10 seconds West, leaving said centerline and running perpendicular from, for a distance of 75.00 feet to an iron pin set on the north existing right-of-way for Rickenbacker Parkway West (150') as shown on "Dedication of Curtis Lemay Avenue and Alum Creek Drive" recorded in Plat Book 76, Page 46, on the existing City of Columbus Corporation Line as established by City Ordinance Number 0018-04 as recorded in Recorder's Instrument No. 200403110053703, said pin being set also being the **TRUE POINT OF BEGINNING** for the parcel described herein:

Thence, leaving said existing right-of-way and said existing corporation line, for an arc distance of 299.64 feet, with the arc of a curve deflecting to the left, having a central angle of 26 degrees 17 minutes 01 seconds, a radius of 653.20 feet, and a chord that bears North 47 degrees 31 minutes 20 seconds East, for a distance of 297.02 feet to an iron pin set on the north line of a parcel conveyed Columbus Regional Airport Authority (Auditor's Parcel No. 180-005130) by deed of record in Instrument Number 200705300093032;

Thence, North 86 degrees 15 minutes 09 seconds West, with said line, for a distance of 8.15 feet to an iron pin set;

Thence, leaving said line, an arc distance of 86.83 feet, with the arc of a curve deflecting to the left, having a central angle of 07 degrees 41 minutes 57 seconds, a radius of 646.20 feet, and a chord that bears North 30 degrees 53 minutes 57 seconds East, for a distance of 86.77 feet to an iron pin set on the west existing right-of-way for Alum Creek Drive (120') as shown on "Dedication of Curtis Lemay Avenue and Alum Creek Drive" recorded in Plat Book 76, Page 46, and on the existing City of Columbus Corporation Line as established by COC ORD # 1386-97 as recorded in Recorder's Instrument No. 199710070113498;

RECEIVED

FEB 21 2012

Franklin County Planning Department

Franklin County, OH

ANX EXP 2 04-12 01/24/2012

Thence, South 19 degrees 12 minutes 42 seconds East, with said existing right-of-way and the existing City of Columbus Corporation Line as established by COC ORD # 0018-04 as recorded in Recorder's Instrument No. 200403110053703, for a distance of 148.33 feet to a point;

Thence, with said existing right-of-way and said existing corporation line, for an arc distance of 80.29 feet with the arc of a curve deflecting to the right, having a central angle of 92 degrees 00 minutes 07 seconds, a radius of 50.00 feet and a chord that bears South 26 degrees 47 minutes 21 seconds West, for a distance of 71.94 feet to the north existing right-of-way for Rickenbacker Parkway West (150');

Thence, with said existing right-of-way and said existing corporation line and the north existing right-of-way for Rickenbacker Parkway West (150') as shown on "Dedication of Curtis Lemay Avenue and Alum Creek Drive" recorded in Plat Book 76, Page 46, and also Plat Book 82, Page 6, for an arc distance of 281.16 feet, with the arc of a curve deflecting to the right, having a central angle of 05 degrees 02 minutes 08 seconds, a radius of 3199.05 feet and a chord that bears South 75 degrees 18 minutes 29 seconds West, for a distance of 281.07 feet back to the **TRUE POINT OF BEGINNING**, containing 0.592 acres, with 0.000 acres being in the Present Roadway Occupied (P.R.O.).

Of the above described 0.592 acres, 0.350 acres is located in Auditor's Permanent Parcel Number 180-005130 and the remaining 0.242 acres is located within Auditor's Permanent Parcel Number 180-004984.

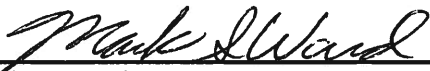
The basis of bearings for this description is based on the bearing between FCGS Monument No. 9958 and FCGS Monument No. 9962 being North 86 degrees 13 minutes 54 seconds West, as relative to the Ohio State Plane Coordinate System, South Zone NAD83 (1995 Adjustment).

All iron pins set are 5/8 inch rebar with plastic cap stamped "RII".

This description was prepared on January 24, 2012 by Mark S. Ward, Professional Surveyor Number S-7514, using the best available courthouse records.

A field survey was not required for annexation purposes.

Resource International, Inc.


Mark S. Ward, S-7514


Date





RECEIVED

MAR 08 2012

City of Columbus
Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

ORIGINAL

Franklin County Planning Department
Franklin County, OH
ANX EXP 2 09-12

File Number: 0456-2012

Emergency

File ID: 0456-2012

Type: Ordinance

Status: Consent

Version: 1

*Committee: Development Committee

File Name: Annexation Service AN12-002: .592 Acres, Madison
Township, Columbus Municipal Airport Authority

File Created: 02/22/2012

Cost: \$0.00

Final Action:

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City
Auditor, hereby certify that there is in the treasury, or
anticipate to come into the treasury, and not appropriated
for any other purpose, the amount of money specified
hereon, to pay the within Ordinance.

Contact Name/No.: Lori Baudro 645-6986

Floor Action (Clerk's Office Only)

MAR 09 2012 Passed 7-0

Mayor's Action

[Signature]

Mayor

MAR 06 2012

Date

Council Action

MAR 05 2012

Date Passed/ Adopted

[Signature]

President of Council

[Signature]

City Clerk

Veto

Date

ACTING

Title: To set forth a statement of municipal services and zoning conditions to be provided to
the area contained in a proposed annexation (AN12-002) of .592 + acres of
Right-of-Way in Madison Township to the City of Columbus as required by the Ohio
Revised Code; and to declare an emergency.

Sponsors:

Indexes:

Attachments: ORD0456-2012 AN12-002 Legal Description,
ORD0456-2012 AN12-002 Map Right-of-way
(Rickenbacker Parking West)

I hereby certify that the above or attached is
a true and correct copy of Ordinance No. 0456-2012
passed by The Council of The City of Columbus,
Ohio 3/5, 20 12, as shown by the records
now on file in this office.

Seal

[Signature]
City Clerk

Approval History

Version	Date	Approver	Action
1	02/22/2012	Nichole Brandon	Approved
1	02/22/2012	ATTORNEY APPROVER	Approved
Notes	jsg		

RECEIVED

MAR 08 2012

Franklin County Planning Department
Franklin County, OH

ANX GAP2 04-12

History of Legislative File

Ver.	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
------	--------------	-------	---------	----------	-----------	--------------	---------

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

RECEIVED

MAR 08 2012

Explanation

AN12-002

Franklin County Planning Department
Franklin County, OH

ANX EXP2 04-12

BACKGROUND: This ordinance is being submitted to set forth the municipal services and zoning conditions the city of Columbus will provide upon annexation of a territory located in Madison Township. This ordinance is required by the Ohio Revised Code (ORC) as enacted by the General Assembly of the State of Ohio. An annexation petition has been filed with Franklin County for this property. A service ordinance must be passed before the annexation hearing takes place before the Board of County Commissioners of Franklin County. Information regarding municipal services that would be available, should the subject site be annexed, has been compiled and is reflected in this ordinance. If the petition is approved by the County Commissioners, a second City ordinance accepting the annexation will be necessary to complete the process. The time frames specified in the ORC require that this legislation be filed as emergency.

FISCAL IMPACT: The statement of municipal services and zoning conditions for a proposed annexation area has no fiscal impact. While provision of the stated services does represent cost to the city, annexation of land also has the potential to create revenue to the city.

Title

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN12-002) of .592 ± acres of Right-of-Way in Madison Township to the City of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Body

WHEREAS, a petition for the annexation of certain territory in Madison Township was duly filed on behalf of Columbus Municipal Airport Authority (Rickenbacker) on February 21, 2012; and

WHEREAS, a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on March 27, 2012; and

WHEREAS, the Ohio Revised Code requires that before said hearing the Municipal Legislative Authority shall adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon annexation; and

MAR 08 2012

WHEREAS, the Ohio Revised Code requires that before said meeting the Municipal Legislative Authority adopt an ordinance stating zoning buffering conditions; and

WHEREAS, the proposed right-of-way is not located within the boundaries of an adopted area plan; and Franklin County Planning Department
Franklin County, OH

WHEREAS, upon annexation, the proposed right-of-way will not require City water, sewer or refuse service; and
ANY EXP 2 04-11

WHEREAS, the proposed right-of-way annexation has been approved by the Transportation Division and will be used to enhance existing City roadway at the intersection of Rickenbacker Parkway West and Alum Creek Drive; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to present this ordinance to the Franklin County Board of Commissioners in accordance with the Ohio Revised Code all for the preservation of the public peace, property, health safety and welfare; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That upon annexation, the City of Columbus will provide the following municipal services to the .592 ± acres of right-of-way to be added to an existing City roadway at the intersection of Alum Creek Drive and Rickenbacker Parkway in Madison Township:

Transportation: Maintenance will be available for any additional right-of-way that may be included in this annexation request. If this annexation contains existing signalized intersections, those intersections and signals are subject to Transportation Division Policy, which appeared in the December 6, 2003 Columbus City Bulletin, and any subsequent updates thereto.

Public Safety: The City of Columbus, Department of Public Safety will be able to provide the appropriate level of safety related services to the proposed annexation area. Such services will include police and fire protection as well as emergency medical service to the subject property.

While the petitioner for annexation may have proposed future development plans for the property in question, the Department of Public Safety requests that the City exercise its discretion in the coming development planning and review process to ensure any future development will be properly served by the Department of Public Safety. Discussions between the City and the present property owner or any future developers regarding post annexation changes in zoning or other changes to the property should include the Department of Public Safety and the Department of Development to ensure any proposed development of the annexation property may be adequately accommodated. Specific details for safety services are dependent upon the parameters of future development that is ultimately approved by the City.

Refuse Collection: No refuse collection services are required for this site.

Sanitary Sewer: No sanitary sewer services are required for this site.

Water: No water utility services are required for this site.

Storm Sewer: All storm sewers necessary for development/redevelopment of the area shall be designed in

accordance with design policy and zoning codes in effect at the time of development. All sewers required shall be constructed privately by the owners and developers at their own cost and expense with no cost to the City.

Section 2. If this .592 ± acre section of right-of-way is annexed, and if the City of Columbus permits uses in the annexed territory that the City of Columbus determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within Madison Township, the Columbus City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Madison Township. For the purpose of this section, "buffer" includes open space, landscaping, fences, walls, and other structured elements: streets and street right-of-way; and bicycle and pedestrian paths and sidewalks.

Section 3. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.

RECEIVED

MAR 08 2012

Franklin County Planning Department
Franklin County, OH

RECEIVED

MAR 08 2012

**LEGAL DESCRIPTION
ANNEXATION AN12-002
.592± Acres in Madison Township
Right of Way - Rickenbacker Parking West**

Franklin County Planning Department
Franklin County, OH

ANX EXP 2 09-12

Situated in the State of Ohio, County of Franklin, Madison Township, Section 6, Township 10, Range 21, Congress Lands, being 0.592 acres which is part of two tracts of land conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200301020000768 and Instrument Number 200705300093032 in the Franklin County Recorder's Office (Auditor's Parcel Number 180-004984 and Auditor's Parcel Number 180-005130).

Commencing for reference at FCGS Monument No. 1964, said monument being on the centerline of right-of-way for Rickenbacker Parkway West;

Thence, South 86 degrees 09 minutes 45 seconds East, with the centerline of right-of-way for Rickenbacker Parkway West, for a distance of 1261.01 feet to a point;

Thence, with said centerline, for an arc distance of 414.67 feet, with the arc of a curve deflecting to the left, having a central angle of 33 degrees 10 minutes 24 seconds, a radius of 716.20 feet, and a chord that bears North 77 degrees 15 minutes 03 seconds East, for a distance of 408.90 feet to a point;

Thence, North 29 degrees 20 minutes 10 seconds West, leaving said centerline and running perpendicular from, for a distance of 75.00 feet to an iron pin set on the north existing right-of-way for Rickenbacker Parkway West (150') as shown on "Dedication of Curtis Lemay Avenue and Alum Creek Drive" recorded in Plat Book 76, Page 46, on the existing City of Columbus Corporation Line as established by City Ordinance Number 0018-04 as recorded in Recorder's Instrument No. 200403110053703, said pin being set also being the **TRUE POINT OF BEGINNING** for the parcel described herein:

Thence, leaving said existing right-of-way and said existing corporation line, for an arc distance of 299.64 feet, with the arc of a curve deflecting to the left, having a central angle of 26 degrees 17 minutes 01 seconds, a radius of 653.20 feet, and a chord that bears North 47 degrees 31 minutes 20 seconds East, for a distance of 297.02 feet to an iron pin set on the north line of a parcel conveyed Columbus Regional Airport Authority (Auditor's Parcel No. 180-005130) by deed of record in Instrument Number 200705300093032;

Thence, north 86 degrees 15 minutes 09 seconds west, with said line, for a distance of 8.15 feet to an iron pin set;

Thence, leaving said line, an arc distance of 86.83 feet, with the arc of a curve deflecting to the left, having a central angle of 07 degrees 41 minutes 57 seconds, a radius of 646.20 feet, and a chord that bears North 30 degrees 53 minutes 57 seconds East, for a distance of 86.77 feet to an iron pin set on the west existing right-of-way for Alum Creek Drive (120') as shown on "Dedication of Curtis Lemay Avenue and Alum Creek Drive" recorded in Plat Book 76, Page 46, and on the existing City of Columbus Corporation Line as established by COC ORD # 1386-97 as recorded in Recorder's Instrument No. 199710070113498;

Thence, South 19 degrees 12 minutes 42 seconds East, with said existing right-of-way and the existing City of Columbus Corporation Line as established by COC ORD # 0018-04 as recorded in Recorder's Instrument No. 200403110053703, for a distance of 148.33 feet to a point;

Thence, with said existing right-of-way and said existing corporation line, for an arc distance of 80.29 feet with the arc of a curve deflecting to the right, having a central angle of 92 degrees 00 minutes 07 seconds, a radius of 50.00 feet and a chord that bears South 26 degrees 47 minutes 21 seconds West, for a distance of 71.94 feet to the north existing right-of-way for Rickenbacker Parkway West (150');

Thence, with said existing right-of-way and said existing corporation line and the north existing right-of-way for Rickenbacker Parkway West (150') as shown on "Dedication of Curtis Lemay Avenue and Alum Creek Drive" recorded in Plat Book 76, Page 46, and also Plat Book 82, Page 6, for an arc distance of 281.16 feet, with the arc of a curve deflecting to the right, having a central angle of 05 degrees 02 minutes 08 seconds, a radius of 3199.05 feet and a chord that bears South 75 degrees 18 minutes 29 seconds West, for a distance of 281.07 feet back to the **TRUE POINT OF BEGINNING**, containing 0.592 acres, with 0.000 acres being in the Present Roadway Occupied (P.R.O.).

Of the above described 0.592 acres, 0.350 acres is located in Auditor's Permanent Parcel Number 180-005130 and the remaining 0.242 acres is located within Auditor's Permanent Parcel Number 180-004984.

The basis of bearings for this description is based on the bearing between FCGS Monument No. 9958 and FCGS Monument No. 9962 being North 86 degrees 13 minutes 54 seconds West, as relative to the Ohio State Plane Coordinate System, South Zone NAD83 (1995 Adjustment).

All iron pins set are 5/8 inch rebar with plastic cap stamped "RII".

This description was prepared on January 24, 2012 by Mark S. Ward, Professional Surveyor Number S-7514, using the best available courthouse records.

RECEIVED

MAR 08 2012

Franklin County Planning Department
Franklin County, OH

ANX 6412 04-12

